

TYPICAL HOUSE TYPES
1/4" SCALE

LOT NO	STREET	ADDRESS
75	8000	Green Tree Court
76	8002	"
77	8004	"
78	8006	"
79	8010	"
80	8012	"
81	8014	"
82	8016	"
83	8024	"
84	8026	"
85	8028	"
86	8030	"
87	8034	"
88	8036	"
89	8038	"
90	8040	"
91	8037	"
92	8035	"
93	8033	"
94	8031	"
95	8027	"
96	8025	"
97	8023	"
98	8021	"
99	8017	"
100	8016	"
101	8013	"
102	8011	"
103	8007	"
104	8005	"
105	8003	"
106	8001	"

APPROVED
FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
DATE: 11-13-85

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
James E. ... 12-2-85
DATE: 12-2-85

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR
Chris ... 12-3-85
DATE: 12-3-85

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE.
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR
... 11-21-85
DATE: 11-21-85



GENERAL NOTES:

- The Land included is zoned: RSC
 - Horizontal Control based on Howard County Monuments
 - All roads are Public & Existing
 - Any damage to County owned rights-of-way shall be corrected at the developers expense
 - The total area included: 1.816 Acres.
 - The total NR of units shown: 32.
- Maximum Building Coverage: 40%
Townhouse Units:
A & F = 106.88 = 1767 sq ft Min Lot Size
B & D = 697.8 = 1745 sq ft Min Lot Size
C = 720 = 1800 sq ft Min Lot Size
7. Parking Required: 64 Provided: 64

LEGEND:

- Contour Interval 2 FT.
- Existing Contour 30
- Proposed Contour 310
- Spot Elevation +10±
- Direction of Drainage
- Existing Trees to be Retained
- Walk-out Basement

The contractor or developer shall contact the Construction Inspection Division, 24 hours in advance of commencement of work, at 792-2630

SUBDIVISION NAME	SECT./AREA	LOTS/PARCEL
THOMPSON'S PURCHASE	4/1	75 THRU 106
PLAT or L/F	BLOCK #	ZONE
6352	14	RSC
TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.
	37	1ST
WATER CODE	SEWER CODE	
D06	2610000	

CLARK · FINEFROCK & SACKETT
ENGINEERS · PLANNERS · SURVEYORS
11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400

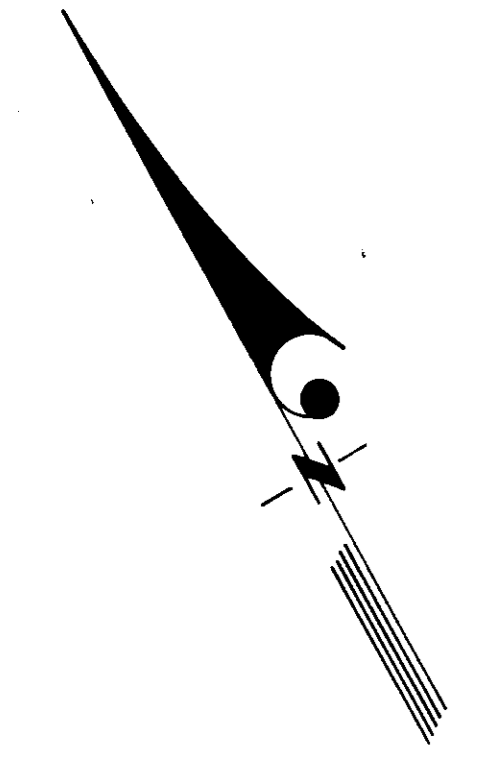
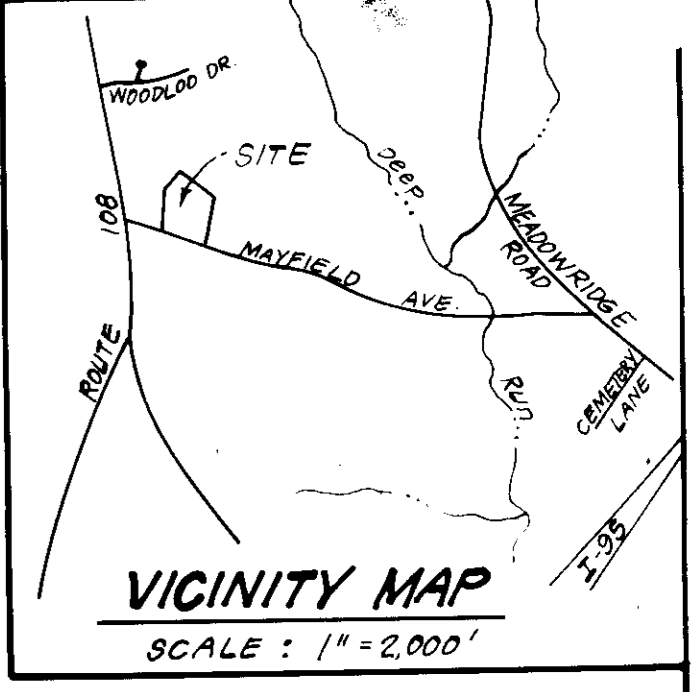
DESIGNED: J.M.E.
DRAWN: V.L.M.
CHECKED: J.M.E.
DATE: Oct, 1985

SCALE: 1" = 30'
DRAWING: 1 OF 4
JOB NO.: 85-036
FILE NO.: 85-036-X

SITE DEVELOPMENT PLAN
LOTS 75 THRU 106
THOMPSON'S PURCHASE
SECTION 4 AREA 1
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR: THE RYLAND GROUP (Columbia Division)
One Knoll North Drive, Suite 503
Columbia, Maryland 21045

SDP-86-85



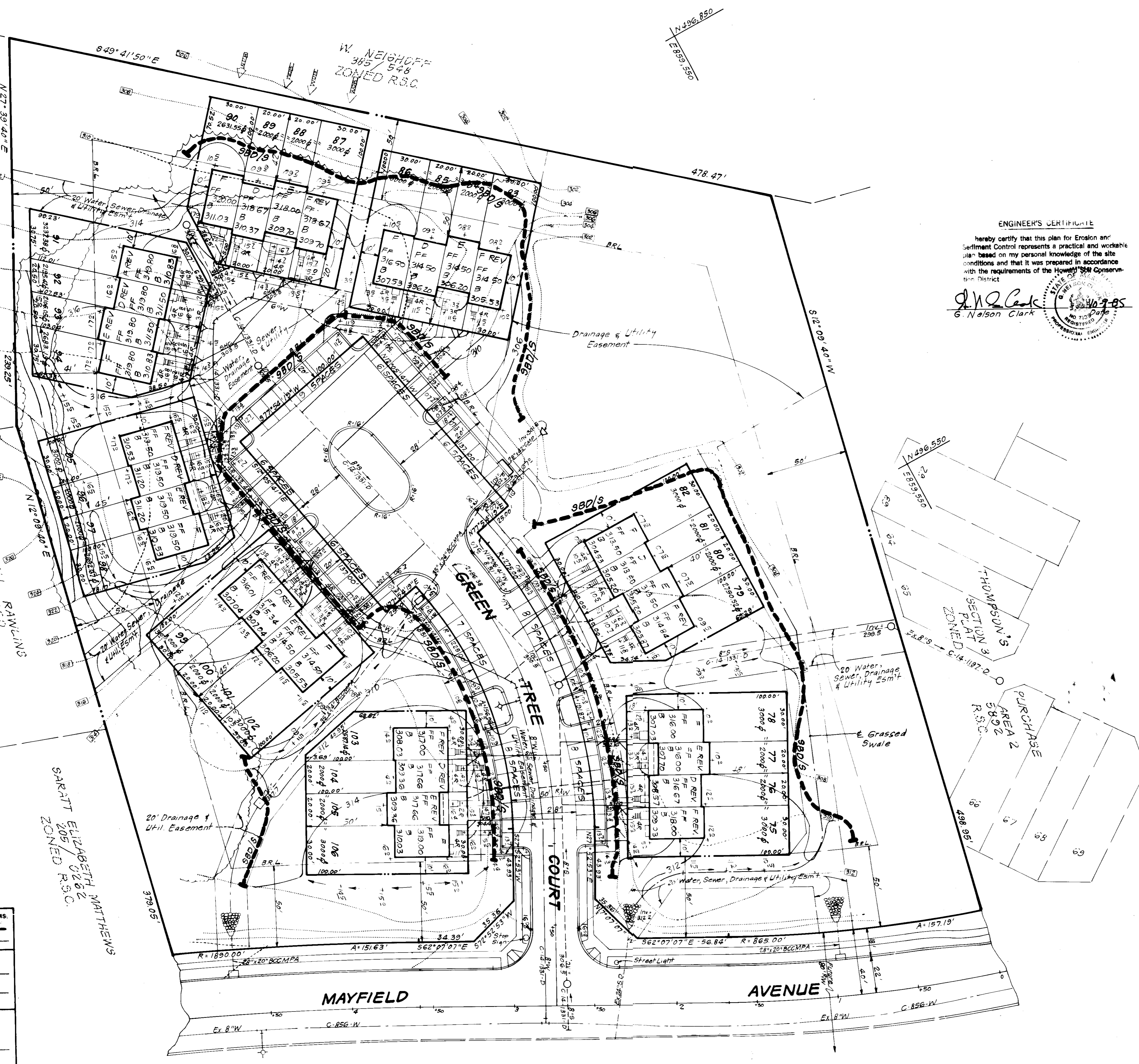
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
 DATE 11-13-85

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 12-2-85
 COL. HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 PLANNING DIRECTOR DATE
[Signature] 12-3-85
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE.
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 11-21-85
 DIRECTOR DATE

CHIEF BUREAU OF ENGINEERING DATE
[Signature] 11-21-85



ENGINEER'S CERTIFICATE
 I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

[Signature]
 G. Nelson Clark
 REGISTERED PROFESSIONAL ENGINEER

DEVELOPER'S/BUILDER'S CERTIFICATE
 I/We, the undersigned, developer of the construction with which this plan is submitted, hereby certify that the erosion and sediment control and the drainage system shown on the construction project will have the effect of maintaining the soil in accordance with the requirements of the Howard Soil Conservation District. I/We authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.

[Signature] 10-9-85
 MAURICE M. SIMPKINS
 Signature of Developer/Builder

Reviewed for Howard County and meets Technical Requirements
[Signature]
 U.S. Soil Conservation Service

THE DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 11-27-85
 Approved Date

- LEGEND:**
- 1. Contour Interval 2 FT.
 - 2. Existing Contour ---
 - 3. Proposed Contour - - - -
 - 4. Spot Elevation +10±
 - 5. Direction of Drainage →
 - 6. Existing Trees to be Retained [Tree Symbol]
 - 7. Walk-Out Basement [Symbol]
 - 8. Straw Bale Dike/Silt Fence [Symbol]

SUBDIVISION NAME THOMPSON'S PURCHASE		SECT./AREA 4/11	LOTS/PARCEL 75 THRU 106
PLAT or L/F 6352	BLOCK # 14	ZONE R5C	TAX/ZONE MAP 37
ELEC. DIST. 157		CENSUS TR. 6011	
WATER CODE D06		SEWER CODE 2610000	

CLARK · FINEFROCK & SACKETT ENGINEERS · PLANNERS · SURVEYORS			(301) 593-3400
11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904			
DESIGNED G.L.B.	SEDIMENT & EROSION CONTROL PLAN LOTS 75 THRU 106		SCALE 1" = 30'
DRAWN V.L.M.	THOMPSON'S PURCHASE		DRAWING 2 OF 4
CHECKED G.L.B.	SECTION 4 AREA 1 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND		JOB NO. 85-036
DATE Oct, 1985	FOR: THE RYLAND GROUP (Columbia Division) One Knoll North Drive, Suite 503 Columbia, Maryland 21045		FILE NO. 85-036-52

SDP-86-85

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:
 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Inspection - Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

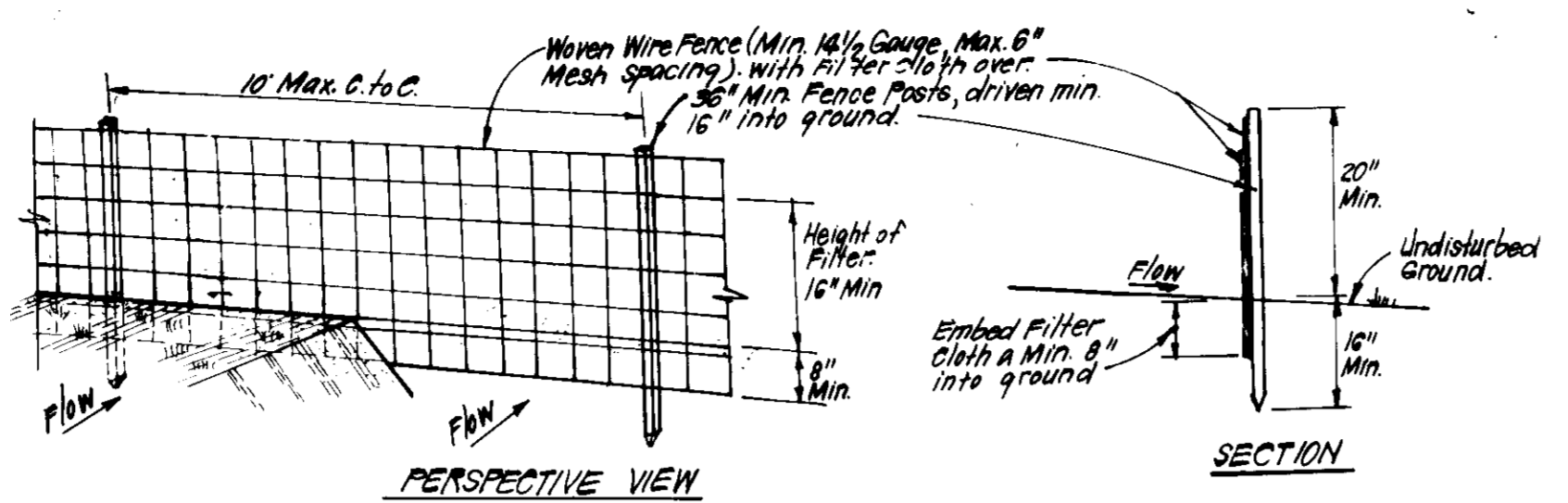
Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft)

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual ryegrass (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

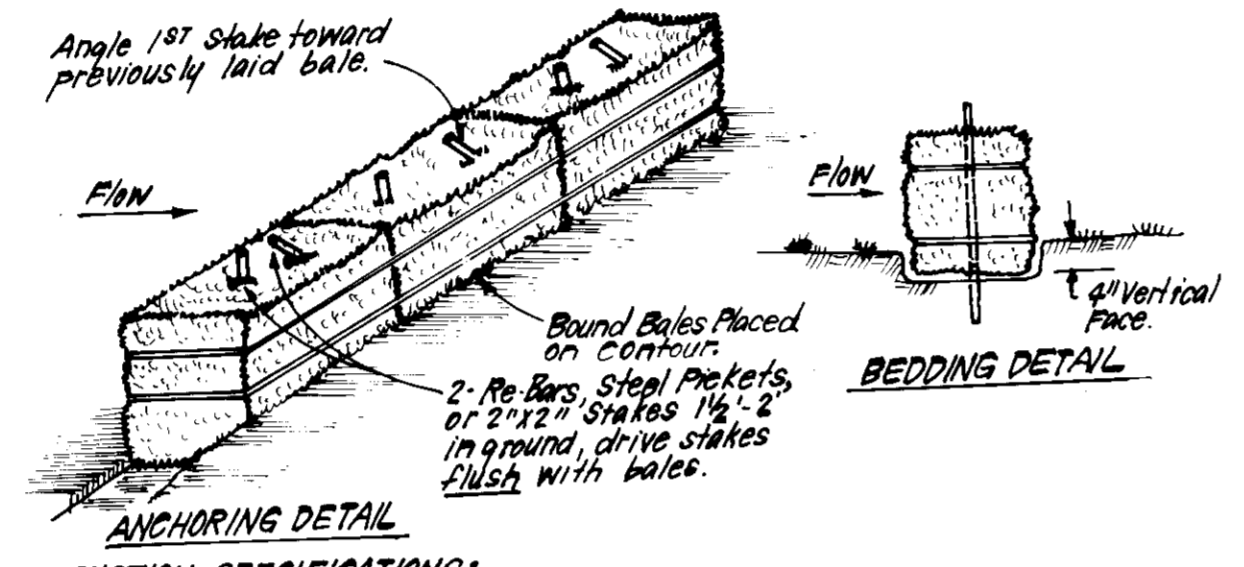
Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.



- CONSTRUCTION SPECIFICATIONS:**
1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
 2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
 3. When 2 sections of filter cloth adjoin each other they shall be overlapped by 6" and folded.
 4. Maintenance shall be performed as needed and material removed when "bulges" develop in silt fence.
- POSTS:** Steel either T or U Type or 2" Hard Wood
FENCE: Woven Wire, 1 1/2 Gauge
6" Max. Mesh Opening
FILTER CLOTH: Filter X, Mirafi 100X, Stabilink, T140N or Approv. equal.
PREFABRICATED UNIT: Geofab, Envirofence, or Approv. equal.

SILT FENCE DETAIL (S)
NO SCALE



- CONSTRUCTION SPECIFICATIONS:**
1. Bales shall be placed at the top of a slope or on the contour and in a row with ends tightly abutting the adjacent bales.
 2. Each bale shall be embedded in the soil a min. of 4" and placed so the bindings are horizontal.
 3. Bales shall be securely anchored in place by either 2 stakes or re-bars driven thru the bale. The 1st stake in each bale shall be driven toward the previously laid bale at an angle to force the bales together. Stakes shall be driven flush with the bales.
 4. Inspection shall be frequent and repair/replacement shall be made promptly as needed.
 5. Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.

STRAW BALE DIKE DETAIL (SBD)
NO SCALE

SEDIMENT CONTROL NOTES

- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (992-2437)
- 2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 3) Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- 4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- 5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- 6) All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- 7) Site Analysis:

Total Area of Site	6,223 Acres
Area Disturbed	2,747 Acres
Area to be roofed or paved	0.519 Acres
Area to be vegetatively stabilized	4,228 Acres
Total Cut	5935 Cu. yds
Total Fill	2820 Cu. yds
Offsite waste/borrow area location	N/A
- 8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- 9) Additional sediment control must be provided, if deemed necessary by the Howard County DEP sediment control Inspector.
- 10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- 11) If houses are to be constructed on an "As-Sold" basis, at random, Single Lot Sediment Control as shown below shall be implemented. N/A
- 12) All pipes to be blocked at the end of each day (see detail below). N/A
- 13) The total amount of straw bale dikes/silt fence equals 1560 L.F.

CONSTRUCTION SEQUENCE:

	NO. OF DAYS
A. Obtain Grading Permit and Install Sediment and Erosion Control Devices and Stabilize.	10
B. Excavate for foundations and Rough Grade & Temporarily Stabilize.	30
C. Construct Structures, Sidewalks and Driveways.	100
D. Final Grade and stabilize in accordance with Stds. & Specs.	30
E. Upon approval of the sediment control inspector, remove sediment and erosion controls and stabilize.	5

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE 11-13-85

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 Signature: Joseph Byrnes 12-2-85
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 Signature: Kevin F. Quinn 12-3-85
 PLANNING DIRECTOR DATE
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Signature: Joseph Nummy 11-13-85
 DIRECTOR DATE
 CHIEF BUREAU OF ENGINEERING

Reviewed for Howard S.C.D. Name and meets Technical Requirements
 Signature: _____ Date: _____
 U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

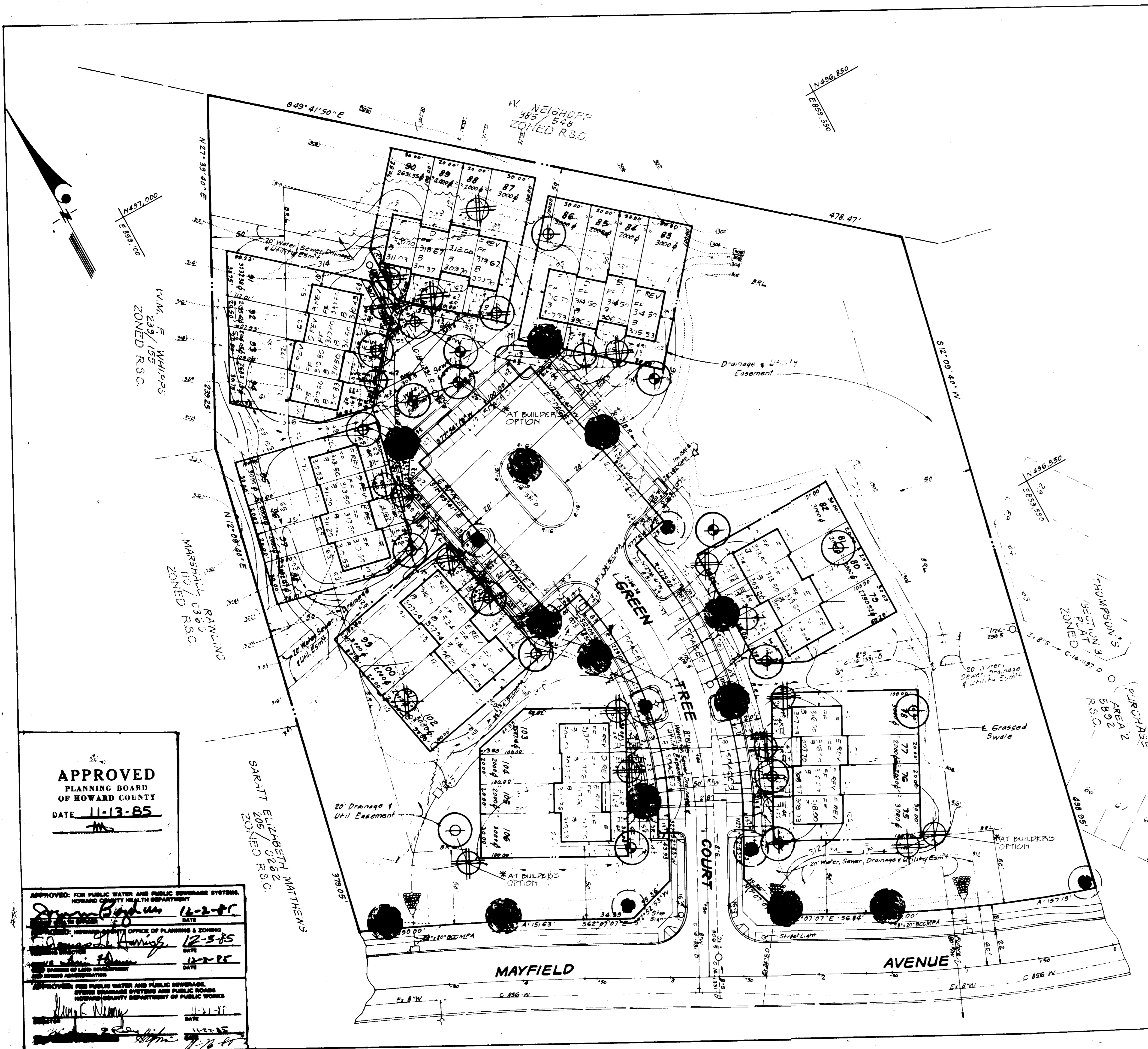
Signature: Stephen J. Moran 11-29-85
 Approved Date

DEVELOPER'S/BUILDER'S CERTIFICATE
 I certify that all development and construction will be in accordance with the provisions of the Howard County Erosion and Sediment Control Ordinance and that the erosion and sediment control plan shown on this plan is a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature: Maurice M. Simpkins 10-9-85
 MAURICE M. SIMPKINS

ENGINEER'S CERTIFICATE
 I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature: G. Nelson Clark 10-7-85
 G. Nelson Clark

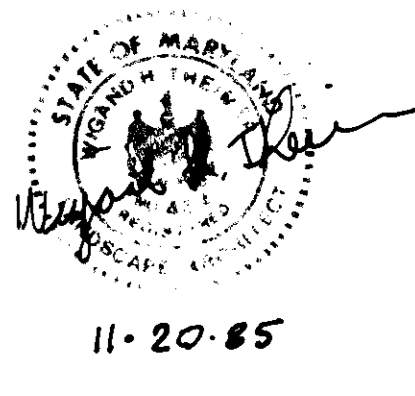
CLARK · FINEFROCK & SACKETT
 ENGINEERS · PLANNERS · SURVEYORS
 11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400

DESIGNED	SEDIMENT AND EROSION CONTROL PLAN LOTS 75 THRU 106 THOMPSON'S PURCHASE SECTION 4 AREA 1 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: <u>THE RYLAND GROUP (Columbia Division)</u> One Knoll North Drive, Suite 503 Columbia, Maryland 21045	SCALE	A5	
DRAWN		SHOW	DRAWING	
CHECKED		3014	JOB NO.	85-036
DATE		10-1-1985	FILE NO.	85-036-5
				SDP-86-85



PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QUANT	REMARKS
●	PREVIOUSLY APPROVED STREET TREES BY OTHERS			
●	ACEP RUBRUM 'SUNSET'	2"-3" CAL	5	B & B HEAVY HEADS
●	RED SUNSET MAPLE	12'-14' HT.	7	
●	QUERCUS RUBRA		1	
●	NORTHEM RED OAK		6	B & B HEAVY
●	ZELKOVA SERPATA	5'-6' HT.		
●	JAPANESE ZELKOVA			
●	PINUS PARVIFLORA			
●	JAPANESE WHITE PINE			
⊕	ACEP RUBRUM 'SUNSET'	2"-3" CAL	7	* 3 AT BLDG'S OP.
⊕	RED SUNSET MAPLE	12'-14' HT.	3	* 1 AT BLDG'S OP.
⊕	ACEP PLATANOIDES		3	* 1 AT BLDG'S OP.
⊕	NOBWAY MAPLE		7	* B & B HEAVY HEADS
⊕	QUERCUS RUBRA		3	
⊕	NORTHEM RED OAK			
⊕	TILIA CORDATA			B & B
⊕	LITTLELEAF LINDEN			HEAVY HEADS
⊕	PRUNUS SERR. 'HWANZAN'	2"-2 1/2" CAL	12	* 1 AT BLDG'S OP.
⊕	HWANZAN CHERRY	8'-10' HT.	2	* B & B HEAVY HEADS
⊕	PRUNUS CER. 'THUNDERCLOUD'		2	* 2 AT BLDG'S OP.
⊕	PURPLELEAF FLOWERING PLUM		1	* B & B HEAVY HEADS
⊕	MALUS 'RADIANT'		5	B & B
⊕	RADIANT CRABAPPLE			HEAVY HEADS
⊕	CORNUS FLORIDA			
⊕	FLOWERING DOGWOOD			



NOTES:
 * CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 * SUBSTITUTIONS MAY BE PERMITTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT (593-3400).

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 11-13-85

APPROVED FOR PUBLIC WATER AND PUBLIC COVERAGE SYSTEMS, SEWER DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE 11-21-85

APPROVED FOR PUBLIC WATER AND PUBLIC COVERAGE SYSTEMS, SEWER DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE 11-21-85

CLARK • FINEFROCK & SACKETT
 ENGINEERS • PLANNERS • SURVEYORS
 11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 301-593-3400

DESIGNED: MBN
 DRAWN: MBN
 CHECKED: WHT
 DATE: 10-85

LANDSCAPE PLANTING PLAN
 LOTS 75 THRU 106
 THOMPSON'S PURCHASE
 SECTION 4 AREA I
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 FOR: THE RYLAND GROUP (COLUMBIA DIVISION)
 ONE RHOLL N. DRIVE, SUITE 303
 COLUMBIA, MARYLAND 21035

SCALE: 1" = 30'
 DRAWING: 4 OF 4
 JOB NO.: 85-036
 FILE NO.: 85-036

SDP-86-85